
To Let

Units 9 & 10, Ocean Trade Centre

Minto Avenue, Altens Industrial Estate, Aberdeen
448.8 sq.m | 4,831 sq.ft



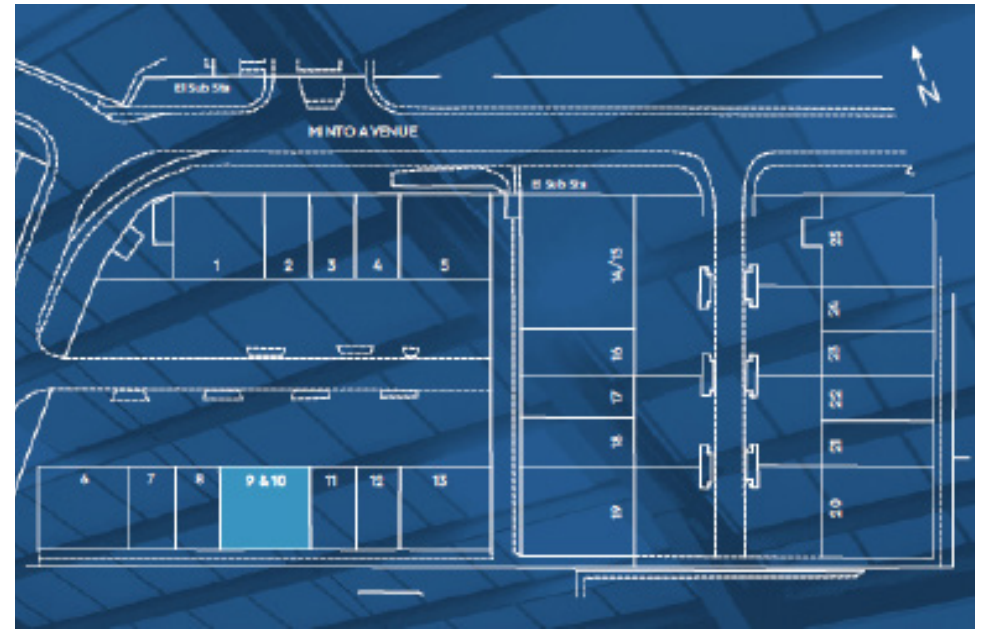


Location

Altens Industrial Estate is one of Aberdeen's foremost industrial areas situated some two miles south of Aberdeen City Centre.

The estate benefits from good road communications to Aberdeen's major transport hubs, including the railway station and harbour together with the wider trunk road network.

Ocean Trade Centre is on the south side of Minto Avenue close to its junctions with Minto Drive and Hareness Road. Additionally, the site is in proximity to the Energy Transition Zone.



Description

The units are contained within a terrace of similar industrial units which are generally of steel portal frame construction having concrete block and profiled metal sheet lined walls. The roofs are pitched and insulated internally.

The units provide warehouse/workshop accommodation together with office and welfare space. There are concrete surfaced forecourts for car parking and loading purposes.

Access to the units is by virtue of electric roller shutter doors and benefit from hi-bay lighting, three phase electricity and an eaves height equating to 6m (20ft), or thereby.

Current Availability

Units 9 & 10	448.8 sq.m	4,831 sq.ft
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FG B

Lease Terms

The unit is available on full repairing and insuring terms for a period to be agreed.

Any medium/long term lease will provide for periodic upward only rent reviews.

Rent

On application.

Rateable Value

The Valuation Roll shows a proposed Rateable Value of £36,000 effective from 1st April 2026.

Any new occupier has a right of appeal against the Rateable Value shown. In addition, a new occupier may be entitled to relief from rates under various schemes currently in force. Further information is available from the Aberdeen City Council website www.saa.gov.uk

EPC

Units 9 & 10 – B(17).

VAT

Any rent quoted is exclusive of VAT.

Legal Costs

In accordance with normal practice any incoming tenant will be responsible for the landlord's reasonable legal expenses in documenting a transaction including LBTT (if any) and registration dues.



AML

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on purchaser/tenant. Accordingly, a successful bidder will be required to provide financial information and personal identification and FG Burnett will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.



Viewings & Offers

All offers should be submitted in writing to the sole agent.

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